



# FOR LEASE

## ■ 1380 Southwest Import Drive

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Port St. Lucie, FL 34953

### PROPERTY OVERVIEW

New Construction! The 3-story professional office building located along the northside of Gatlin Boulevard about 1 mile east of I-95 (exit 118) and less than 2 miles west of Port St Lucie Blvd. The building is under construction with delivery in late Spring/early Summer 2024. Great opportunity to design your space.

### LOCATION OVERVIEW

Ideal location off I-95 (Exit 118) Close to shops, restaurants and Tradition. Easy access to I-95 and Florida's Turnpike. Located just 40 minutes north of Palm Beach International Airport.

### OFFERING SUMMARY

Building Size:	18,382 SF
Available Size:	3,100+/- to 7,000+/- SF
Zoning:	PUD
Traffic Count:	47,500 AADT

### LEASE RATE

\$25.00 SF/yr (NNN) + CAM



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**SLC Commercial**  
Realty & Development



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

# Property Details

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**LEASE RATE**      **\$25.00 SF/YR (NNN) + CAM**

### Building Information

Building Size	18,382 SF
Tenancy	Multiple
Year Built	2024
Handicap Access	Yes
Number Of Elevators	1
Free Standing	Yes
Building Class	B
Number Of Floors	3
Number Of Buildings	1

### Location Information

Street Address	1380 Southwest Import Drive
City, State, Zip	Port St. Lucie, FL 34953
County/Township	Saint Lucie County
Side Of Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I95

### Parking & Transportation

Parking Type	Surface
Parking Ratio	4:1

### Property Details

Property Type	Office
Lot Size	1.32 Acres
Corner Property	Yes
Traffic Count	47,500 AADT
Traffic Count Street	SW Gatlin Blvd





# Lease Spaces

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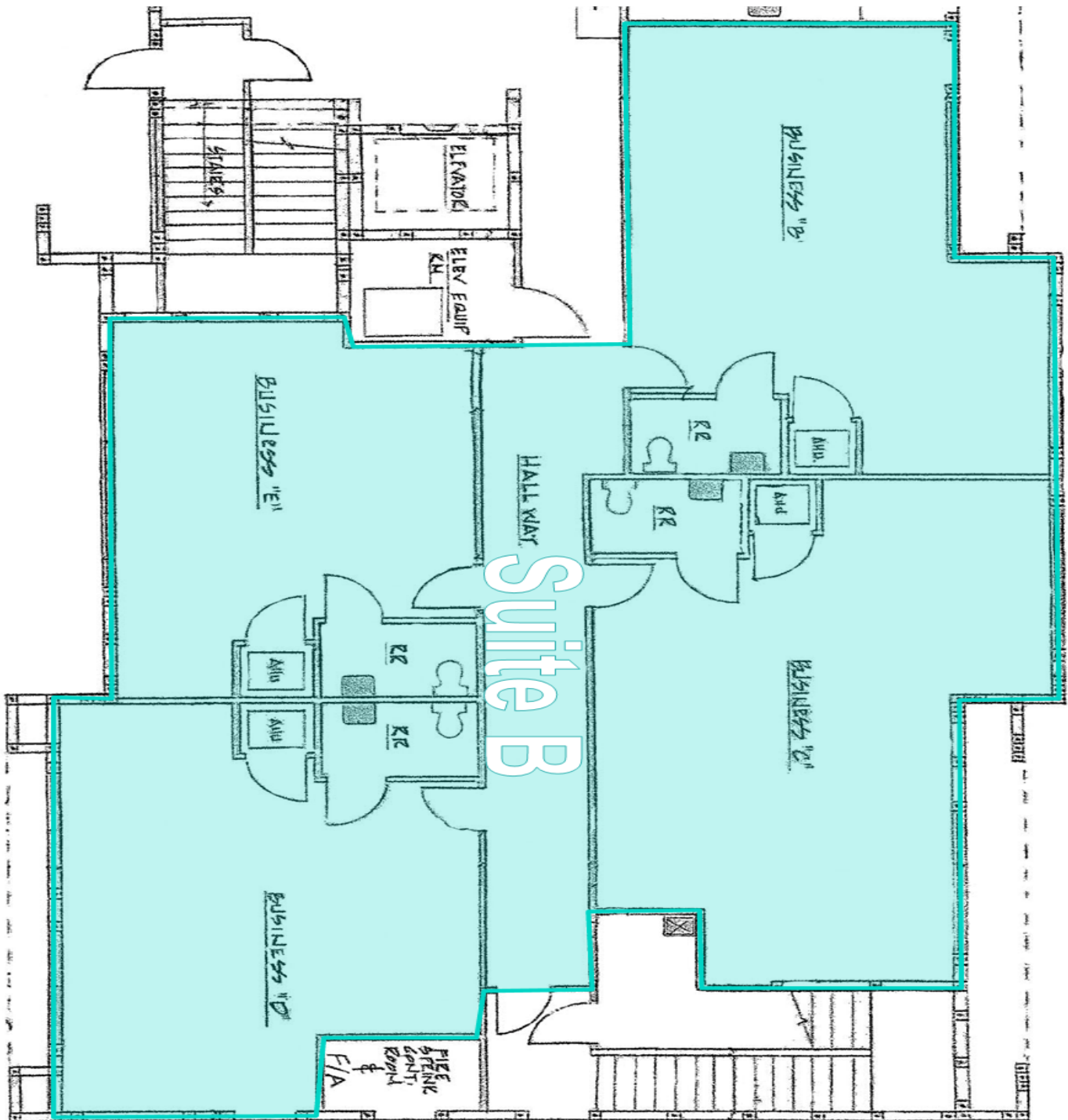
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
First Floor Suite B	Available	3,100 SF	NNN
Second Floor	Available	7,000 SF	NNN
Third Floor Suite	Available	4,200 SF	NNN

# First Floor 3,100 +/- SF

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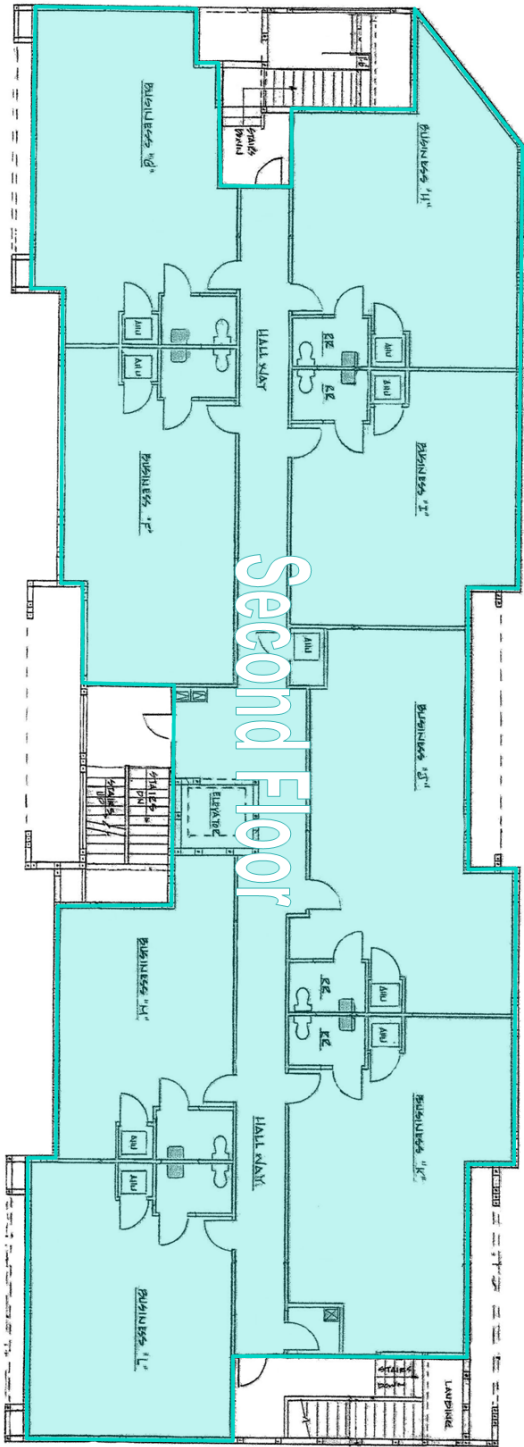




# Second Floor 7,000 +/- SF

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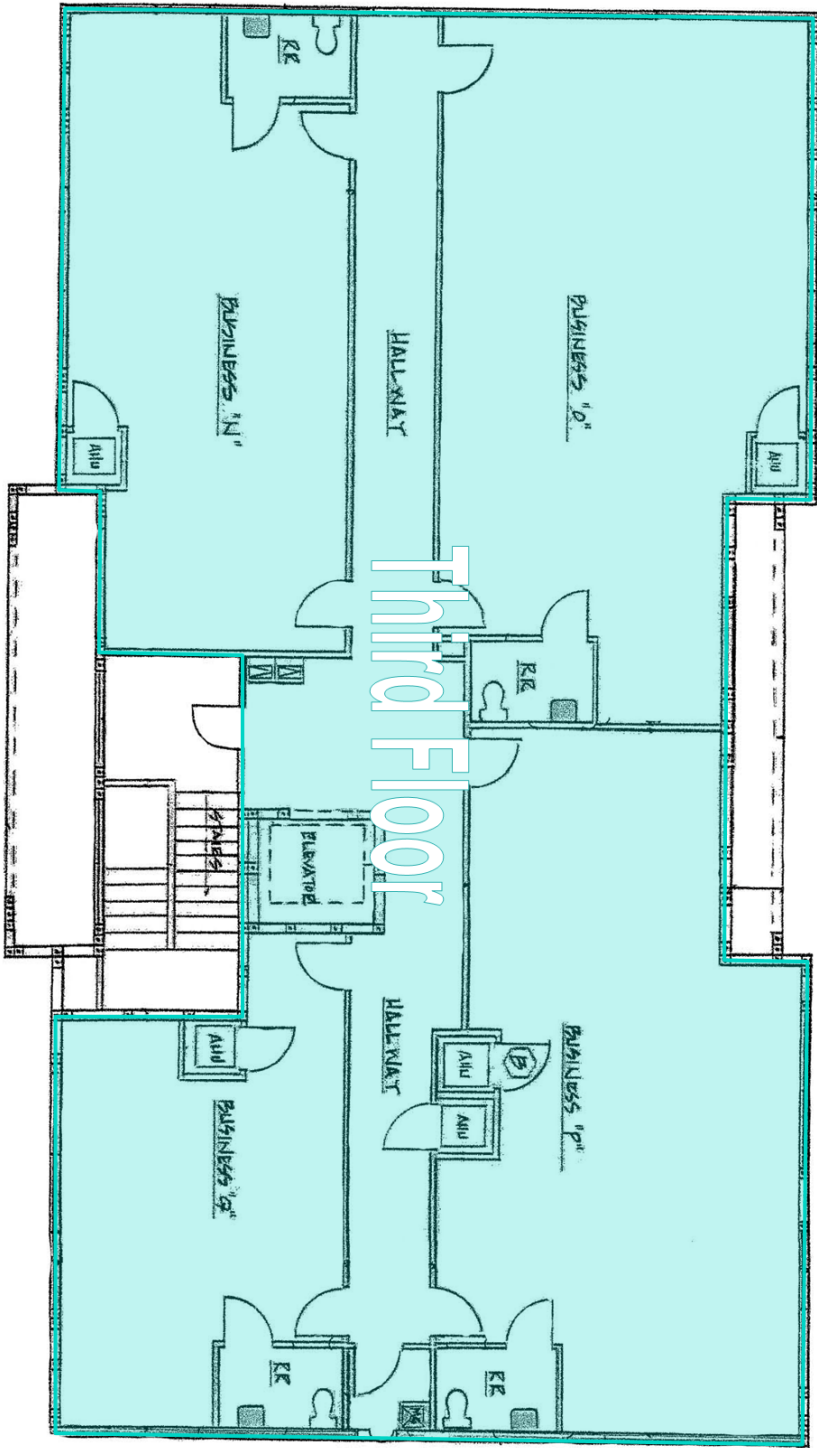


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# Third Floor 4,200 SF

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# Retailer Map

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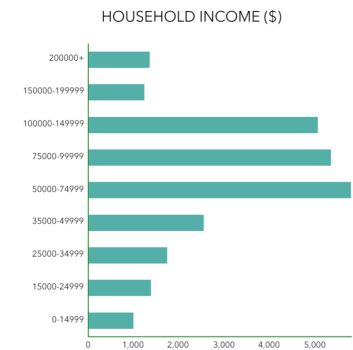
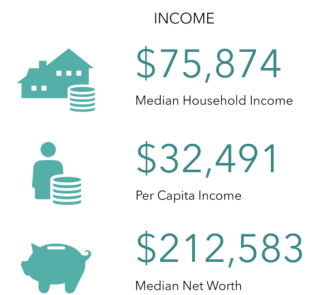
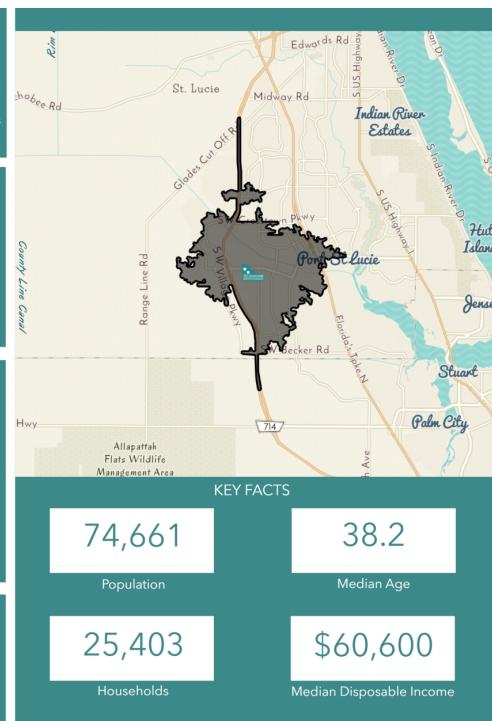
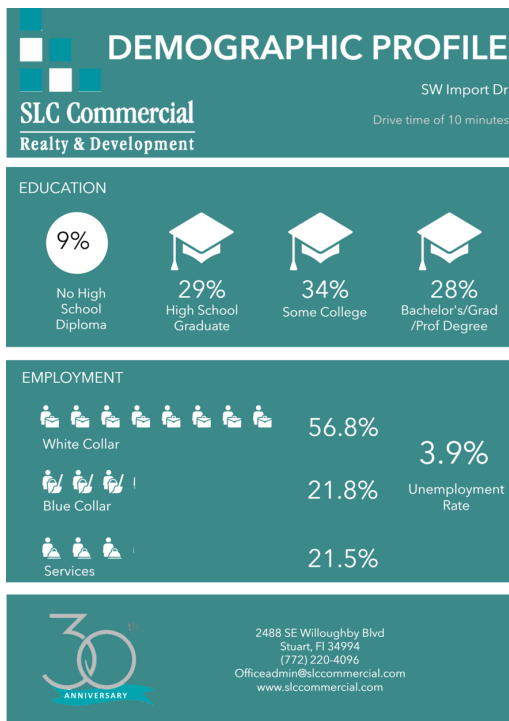
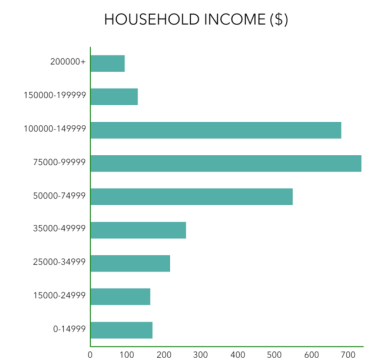
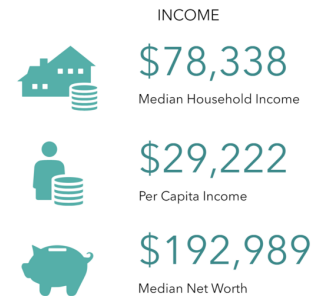
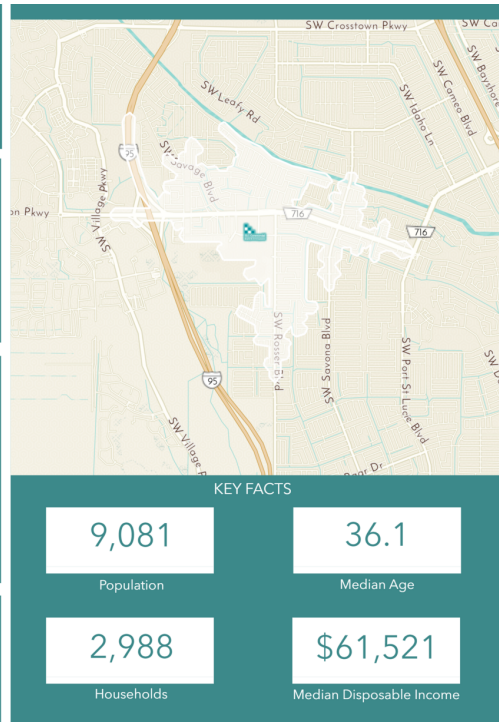
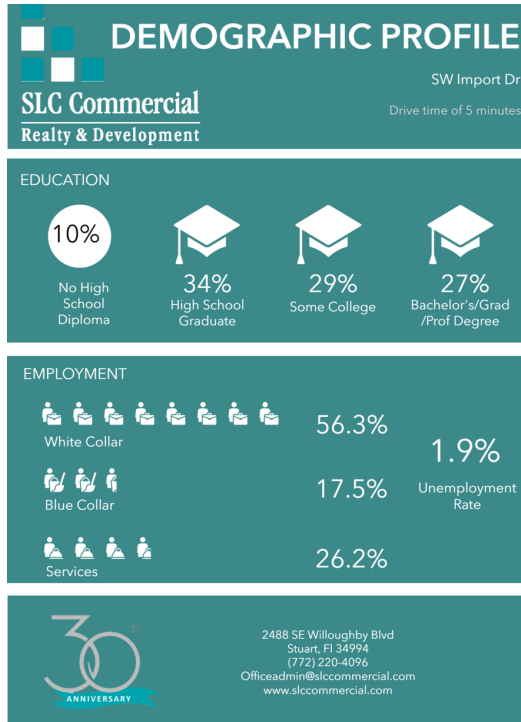




# Drive Time Demographic

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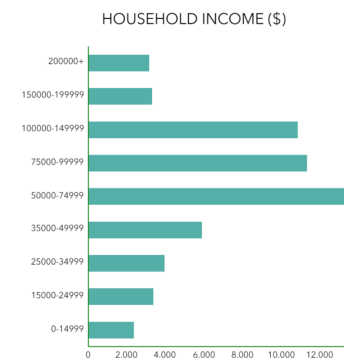
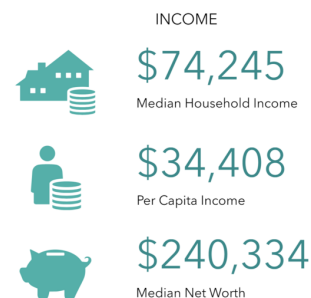
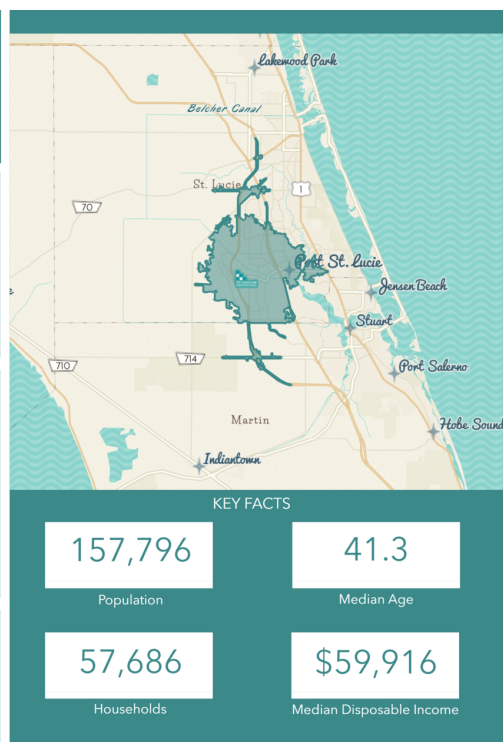
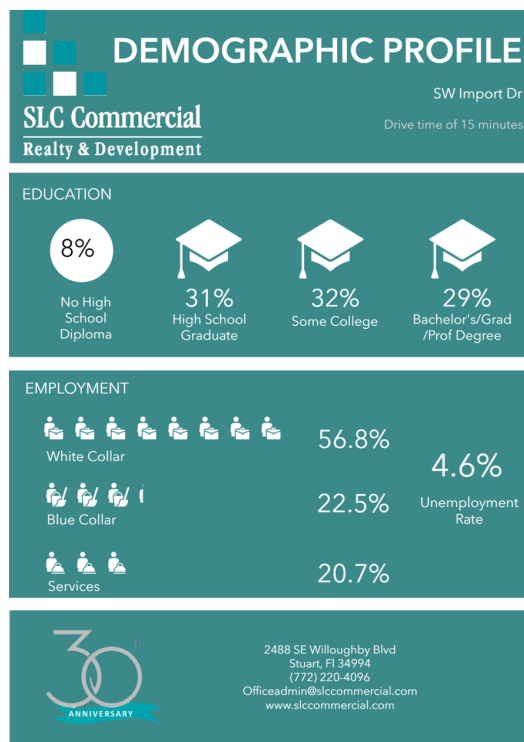
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# Disclaimer

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